



July 3, 2026

Etobicoke York Community Council
Etobicoke Civic Centre
399 The West Mall
Toronto, ON M9C 2Y2
Via email: etcc@toronto.ca

Dear Members of Community Council:

***Re: Weston in Gear Planning Study – Status Update Report
Item EY33.13 – Etobicoke York Community Council (July 7, 2026)***

We are the planning consultants for 1705 Weston Road Limited Partnership, with respect to their lands at 1693-1709 Weston Road and 6-10 Victoria Avenue East, and The Wilby Developments Inc., with respect to their lands at 16 Wilby Crescent. Both of these land assemblies are generally located along the Weston Road corridor.

On July 24, 2025, City Council adopted recommendations to amend the applicable zoning by-law to permit a 43-storey mixed-use building on 1693-1709 Weston Road and 10 Victoria Avenue East. This approval is reflected in enacted By-law No. 754-2025. On December 17, 2025, City Council adopted recommendations to amend the applicable zoning by-law to permit a 39-storey residential building at 16 Wilby Crescent. This approval is reflected in enacted By-law No. 1470-2025.

On behalf of the owners, we have been monitoring the ongoing Weston in Gear Planning Study with respect to their properties. Most recently, we have reviewed the Weston in Gear Planning Study – Status Update Report, prepared by the Director of Community Planning (dated June 30, 2026). Most notably at this stage, we have concern with the Emerging Directions Height Map included in Attachment 8 of the report. This map identifies both land assemblies as having an emergent height range of only 20-35 storeys, despite the greater heights already approved for these sites.

We have reached out to Community Planning Staff to discuss this matter, but also wanted to identify the issue to Community Council. We will continue to actively monitor and participate in the Study as it progresses.

Thank you for the opportunity to provide these comments. If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc.



Caitlin Allan, RPP, MCIP

cc: Sean Lee, Altree Developments